057.0	0001	0005.A	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,300 / 714,300
					USE VALUE:	714,300 / 714,300
					ASSESSED:	714,300 / 714,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUZZIOLI DANTE S/TRUSTEE
Owner 2:	24 RYDER STREET RLTY TRUST
Owner 3:	
Street 1:	22 HOUGH ROAD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,458 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1955, having primarily Conc. Block Exterior and 5085 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	6458.000	177,800		536,500	714,300
Total Card	0.148	177,800		536,500	714,300
Total Parcel	0.148	177,800		536,500	714,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 140.47 | /Parcel: 140.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37597
GIS Ref
GIS Ref
Insp Date 11/23/18

!4860!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0001-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	316	FV	177,800	0	6,458.	527,700	705,500	705,500	Year End Roll	12/18/2019
2019	316	FV	160,700	0	6,458.	492,500	653,200	653,200	Year End Roll	1/3/2019
2018	316	FV	160,700	0	6,458.	439,700	600,400	600,400	Year End Roll	12/20/2017
2017	316	FV	160,700	0	6,458.	386,900	547,600	547,600	Year End Roll	1/3/2017
2016	316	FV	160,700	0	6,458.	290,200	450,900	450,900	Year End	1/4/2016
2015	316	FV	147,000	0	6,458.	263,800	410,800	410,800	Year End Roll	12/11/2014
2014	316	FV	147,000	0	6,458.	263,800	410,800	410,800	Year End Roll	12/16/2013
2013	316	FV	147,000	0	6,458.	263,800	410,800	410,800		12/13/2012

PRINT

Date	Time
12/10/20	19:49:54

LAST REV

Date	Time
10/09/19	15:25:23
apro	
4860	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOFTS SEEDS	28060-440		1/6/1998		419,800	No	No		Y

USER DEFINED

Prior Id # 1:	37597
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2018	MEAS&NOTICE	PH	Patrick H
2/7/2017	I & E Return	EMK	Ellen K
3/13/2009	Meas/Inspect	197	PATRIOT
5/8/2000	Measured	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		6458		Sq. Ft.	Site		0	30.5	2.72	CA									536,453						536,500	

Total AC/HA: 0.14826 | Total SF/SM: 6458 | Parcel LUC: 316 | Comm. Whs. | Prime NB Desc: COMM AVG | Total: 536,453 | Spl Credit | Total: 536,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	16		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	36.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	36	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.93025339
Adj $ / SQ:	51.350
Other Features:	5000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	266115
Depreciation:	95801
Depreciated Total:	170313

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	

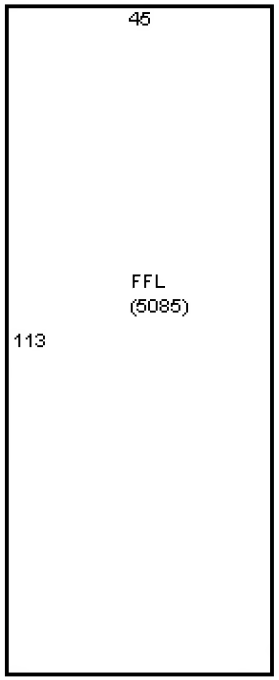
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,085	51.350	261,115

Net Sketched Area:	5,085	Total:	261,115
Size Ad	5085	Gross Are	5085	FinArea	5085
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	51.35
Special Features:	7500	Val/Su Net:	34.97
Final Total:	177800	Val/Su SzAd	34.97

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0001-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
64	Mezz-Finish	D	S	1	22X16	A	AV	1960	33.15	B	36	316			7,500			7,500

More:	N	Total Yard Items:		Total Special Featues:	7,500	Total:	7,500